Registered No. HSE-49/2016

RIGHT TO INFORMATION

ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.39 AMARAVATI, TUESDAY, JANUARY 20, 2026 **G.1033**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT (APCRDA)

CONFIRMATION OF DRAFT VARIATION TO UNDAVALLI and ANANTHAVARAM VILLAGES of CAPITAL CITY AMARAVATI in DETAILED CAPITAL CITY MASTER PLAN - AMARAVATI NOTIFIED VIDE ANDHRA PRADESH GAZETTE EXTRAORDINARY NO 782 dt. NOVEMBER 26, 2025

File.No.MAU61-DP0VIJ(CLU)/4/2025-DP: Detailed Capital City Master Plan - Amaravati was approved and notified vide Guntur District Gazette No.18 Dt.23/02/2016,. The request for change of land use from various land uses as mentioned below in the appendix for accommodating returnable plots, NSP Layouts and for Infrastructure Works - Kondaveeti Vagu & N1 Road, and Guntur Channel of Undavalli village, Tadepalli Mandal, Guntur District was considered in the 61st Executive Committee meeting of ACPRDA held on 25/11/2025 vide resolution no: 284/2025.

After the approval, the draft variation was published in AP Gazette extraordinary No.782 dt. 26/11/2025 and also published in Deccan Chronicle English newspaper, Prajasakthi Telugu daily newspaper inviting objections/suggestions from public for 15 days i.e 11/12/2025. One objection was received and upon scrutiny the objection could not be technically substantiated and hence dismissed. The matter was placed before the Executive Committee meeting of APCRDA held on 16/12/2025 for approval of said change of land use and the same was approved.

Hence, notice is hereby given that the modifications made to the Detailed Capital City master plan - Amaravati, approved and notified vide Guntur District Gazette No.18 Dt.23/02/2016 as said above, are notified under the section 41(4) of APCRDA Act, 2014. The modifications shall come into operation from the date of publication of this gazette notification and as appended.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sections 41(4), 17(2) of APCRDA Act, 2014 (Act no 11 of 2014) and G.O.Ms No 95 MA&UD (CRDA-2), dated 23/4/2016 the APCRDA, hereby makes the following variation to the Detailed Capital City master plan - Amaravati approved and notified vide Guntur District Gazette No.18 Dt.23/02/2016 and as required under section 41(3) of the said Act, Draft variation was previously published in AP Gazette extraordinary no 782 dt. 26/11/2025.

VARIATION

The land use proposed in the Detailed Capital City Master Plan – Amaravati notified vide Guntur District Gazette Extraordinary No. 18 Dated 23/02/2016 for the site measuring to an extent of Acres 876.00 cents in Undavalli and Ananthavaram villages gets affected as tabulated below. Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site www.crda.ap.gov.in

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
1	Area between seed access and karakatta	R3-Medium to high density zone	P1-Passive zone	17	0.04
				19	6.38
				21	0.74
				22	0.35
				23	0.30
				24	0.00
				26	0.04
				29	0.28
				31	2.15
				32	3.13
				34	2.52
				36	2.08
				39	3.79
				216	0.18
				218	1.78
				219	1.05
				225	1.20
				227	1.91
				228	3.36
				230	1.06
				242	0.01
				243	1.15
			P1-Passive zone Total		33.50
			P2-Active zone	19	0.98
				21	0.75

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				22	2.38
				23	0.97
				24	0.31
				26	2.19
				27	0.14
				29	2.44
				228	0.23
				230	0.23
				231	0.50
				237	1.49
				238	2.16
				239	2.64
				241	0.83
				242	1.65
				243	0.06
				248	3.31
				249	0.31
				254	1.76
				262	0.18
				263	0.21
				264	1.76
				265	3.06
				266	4.83
				267	7.00
				268	9.89
				269	0.09
				272	0.71
				273	0.22
			P2-Active zone Total		53.29
			S2-Education zone	34	0.67
				36	1.89
				216	0.20
				218	1.55
				219	1.31
				224	2.20
				225	1.38
				227	0.27
				228	1.28
				243	2.51
			S2-Education zone Total		13.27
			U2- Road reserve	19	0.00

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			zone	21	0.00
				22	0.00
			U2- Road reserve zone Total		0.00
		R3-Medium to high density zone Total			100.07
Area between seed access and karakatta Total					**100.07**
2				22	0.00
		R3-Medium to high density zone	P2-Active zone	24	0.01
				27	0.18
				28	1.05
				34	0.36
				36	0.13
				37	1.76
				38	2.39
				39	2.13
				40	4.47
				216	0.14
				217	2.87
				225	2.86
				226	0.56
				227	2.95
				228	3.41
				229	0.46
	Area between KV vagu and Seed access			230	0.44
			P2-Active zone Total		26.16
		R3-Medium to high density zone Total			26.16
		S2-Education zone	P2-Active zone	229	2.31
				230	1.49
				231	0.88
				232	1.37
				233	0.90
				234	11.52
				235	6.75
				236	0.82
				237	4.46
				238	2.22
				239	1.71
				254	0.28
				255	4.59
				256	0.28

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				257	1.10
				263	0.38
				264	0.89
				265	0.72
				266	0.01
			P2-Active zone Total		42.69
		S2-Education zone Total			42.69
Area between KV vagu and Seed access Total					**68.85**
3		P1-Passive zone	C2- General commercial zone	12	0.28
			C2- General commercial zone Total		0.28
			P1-Passive zone	12	0.00
				14	0.36
				15	0.15
				22	0.04
				213	0.56
				214	0.52
				215	0.20
				229	0.00
				231	0.01
				232	0.25
				233	0.22
	KV Vagu			234	1.54
			P1-Passive zone Total		3.85
			P2-Active zone	22	0.72
				24	0.07
				27	0.46
				28	0.82
				37	0.77
				38	1.62
				40	1.91
				41	0.01
				215	0.25
				216	0.05
				217	0.58
				225	0.66
				226	0.92
				228	0.00

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				229	0.78
				231	0.10
				232	0.43
				233	0.13
				234	0.28
			P2-Active zone Total		10.57
			P3-Protected zone	14	0.01
				15	1.15
				16	0.31
				41	1.07
				42	0.52
				43	0.74
				45	0.13
				46	0.71
				47	0.03
				48	0.64
				50	0.74
				52	0.70
				53	0.77
				54	0.01
				214	0.24
				215	3.30
				216	0.04
			P3-Protected zone Total		11.10
			R1-Village planning zone	40	0.39
			R1-Village planning zone Total		0.39
			R3-Medium to high density zone	12	0.15
				13	0.03
				14	0.22
			R3-Medium to high density zone Total		0.40
			U2- Road reserve zone	12	0.39
			U2- Road reserve zone Total		0.39
		P1-Passive zone Total			26.99
		P3-Protected zone	C2- General	12	0.04

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			commercial zone		
			C2- General commercial zone Total		0.04
			P1-Passive zone	12	0.24
				14	0.26
				21	0.00
				22	1.31
				24	0.06
				27	0.36
				28	0.85
				37	0.08
				38	0.10
				40	1.94
				41	2.61
				51	0.00
				215	0.42
				216	0.04
				217	0.31
				225	0.63
				226	0.85
				229	0.77
				231	0.10
				232	0.47
				233	0.11
				234	0.07
			P1-Passive zone Total		11.59
			P2-Active zone	22	1.03
				24	0.10
				27	0.67
				28	1.12
				37	0.59
				38	1.06
				40	0.64
				41	0.16
				215	0.41
				216	0.04
				217	0.29
				225	0.50
				226	0.48
				229	0.13
			P2-Active zone		7.21

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			Total		
			P3-Protected zone	12	0.31
				14	0.86
				15	0.59
				16	2.45
				21	0.20
				22	0.95
				24	0.03
				27	0.15
				28	0.51
				40	1.91
				41	4.62
				46	0.30
				47	0.03
				48	1.15
				50	1.59
				51	0.18
				52	1.19
				53	1.27
				214	0.78
				215	4.60
				216	0.09
				217	0.13
				225	0.45
				226	0.78
				229	1.01
				231	0.18
				232	1.99
				233	1.18
				234	3.11
			P3-Protected zone Total		32.56
			R1-Village planning zone	40	0.08
			R1-Village planning zone Total		0.08
			R3-Medium to high density zone	12	0.01
			R3-Medium to high density zone Total		0.01
			U2- Road reserve zone	12	0.45

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			U2- Road reserve zone Total		0.45
		P3-Protected zone Total			51.94
Kondaveeti Vagu Total					**78.93**
4		R3-Medium to high density zone	U1-Reserve zone	42	0.00
				44	8.72
				67	1.00
				68	0.60
				69	5.62
				70	0.30
				71	0.44
				72	5.47
				73	4.87
				91	0.08
				92	3.57
				93	0.26
				95	10.22
				96	5.15
				97	4.13
				98	0.00
				99	3.83
				100	10.24
				101	1.01
	U1 Zone			102	3.05
				103	4.57
				104	4.87
				105	3.35
				106	8.80
				107	10.67
				108	12.42
				109	2.34
				110	2.67
				111	2.98
				112	13.32
				113	5.78
				114	4.87
				115	7.04
				116	9.71
				117	3.30
				118	2.88
				119	1.05
				122	0.15

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				123	1.29
				138	2.60
				211/1	0.01
			U1-Reserve zone Total		173.23
		R3-Medium to high density zone Total			173.23
U1 Zone Total					**173.23**
5	Area abutting to 50 M road	R3-Medium to high density zone	P2-Active zone	140	7.43
				141	3.47
				142	1.30
				143	0.61
				145	7.25
				146	9.44
				147	1.85
				148	3.24
				149	3.87
				150	1.09
				153	0.21
			P2-Active zone Total		39.76
		R3-Medium to high density zone Total			39.76
Area abutting to 50 M road Total					**39.76**
6	Reserved Forest	P3- Protected Zone	C3-Neighbourhood centre zone	211/2	2.99
			C3-Neighbourhood centre zone Total		2.99
			R3-Medium to high density zone	210	3.54
				211/2	35.44
			R3-Medium to high density zone Total		
		P3- Protected Zone Total			63.34
		P2-Active zone	R3-Medium to high density zone	197	1.76
				198	1.68
				199	0.38
				204	1.37
				209	0.86
				210	8.87
				211/2	6.45

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			P2-Active zone Total		21.36
Reserved Forest Total					**63.34**
7	Guntur channel	Guntur Channel	C2- General commercial zone	10	3.37
				12	1.43
				121	0.29
				122	0.09
				123	0.24
				155	0.86
				156	1.63
				157	1.35
				161	0.23
				162	1.08
				163	1.24
				164	1.22
				176	0.46
				186	0.09
				187	0.18
				188	0.35
			C2- General commercial zone Total		14.10
			C4-Town centre zone	138	0.13
				157	1.04
				158	1.89
				159	0.68
				160	1.58
				161	0.37
			C4-Town centre zone Total		5.68
			I2-Logistics zone	184	2.33
				185	1.75
				186	0.55
				187	3.49
				188	0.06
				193	0.55
				196	3.28
			I2-Logistics zone Total		12.02
			R3-Medium to high density zone	120	0.36
				121	0.97
			R3-Medium to high density zone		1.33

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			Total		
			S2-Education zone	120	0.05
				121	0.93
			S2-Education zone Total		0.98
			U1-Reserve zone	115	3.37
				119	2.20
				120	0.56
				121	0.49
				138	0.79
			U1-Reserve zone Total		7.42
		Guntur Channel Total			41.52
Guntur channel Total					**41.52**
8		U2- Road reserve zone	C3- Neighbourhood centre zone	155	0.10
				176	0.13
				187	0.88
				188	0.18
			C3- Neighbourhood centre zone Total		1.29
			C4-Town centre zone	155	0.45
				156	0.84
				157	1.37
				158	0.30
			C4-Town centre zone Total		2.96
	N1 Road		R1-Village planning zone	118	0.19
				120	0.00
				122	0.21
			R1-Village planning zone Total		0.40
			R3-Medium to high density zone	12	0.13
				13	1.92
				123	0.10
				187	1.36
				193	1.68
				196	0.17
			R3-Medium to high density zone Total		5.36
			S2-Education	158	0.93

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			zone		
			S2-Education zone Total		0.93
			S3-Special zone	156	0.33
				157	0.28
			S3-Special zone Total		0.62
			U1-Reserve zone	115	1.50
				118	1.14
				119	0.91
				120	0.19
				122	0.02
				123	0.00
				138	0.13
			U1-Reserve zone Total		3.89
		U2- Road reserve zone Total			15.43
N1 Road Total					**15.43**
9		P1-Passive zone	P1-Passive zone	17	1.45
				18	0.77
				19	0.20
				20	8.22
				23	5.90
				24	0.74
				25	2.24
				26	4.24
				29	5.33
				30	3.94
				31	1.12
	Area Between Krishna river and Karakatta road			32	4.46
				33	5.31
				34	0.07
				35	3.06
				216	0.25
				220	1.53
				221	1.68
				222	3.84
				223	0.36
				242	0.33
				243	7.22
				247	2.87
				250	3.49

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				254	0.56
				268	0.30
				269	1.16
				270	6.05
				273	2.05
				274	1.39
				276	2.41
				277	2.79
				278	0.10
				279	4.90
				281	1.50
				282	0.22
				289	0.13
			P1-Passive zone Total		92.17
			S2-Education zone	33	0.06
				35	2.66
				216	0.31
				220	2.78
				221	1.34
				222	2.43
				223	1.90
				224	2.02
				225	1.04
				243	9.18
			S2-Education zone Total		23.72
		P1-Passive zone Total			115.90
		P2-Active zone		242	0.88
				247	1.24
				248	5.54
				249	0.80
				250	2.27
				254	0.61
				268	1.20

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			P2-Active zone	269	0.52
				272	3.02
				273	5.53
				274	0.73
				277	5.34
				279	1.78
			P2-Active zone Total		29.46
Area Between Krishna river and Karakatta road Total					**145.36**
10	Utilities abutting to Guntur Channel	U1-Reserve zone	U2- Road reserve zone	10	1.09
				12	0.70
				13	0.46
				115	1.46
				119	0.97
				120	1.60
				121	0.03
				122	0.12
				123	0.11
				138	0.32
				155	0.57
				156	1.20
				157	1.68
				158	1.38
				176	0.14
				185	0.24
				187	2.49
				188	0.18
				193	1.60
				196	1.00
				197	0.01
			U2- Road reserve zone Total		17.35
		U1-Reserve zone Total			**17.35**
Utilities abutting to Guntur Channel Total					**17.35**
Grand Total					**743.84**

****To ensure that the Green cover in the capital city remains unchanged, an extent of Ac 132.16 Cts is proposed for conversion from S3 to P2 at Ananthavaram Village, Thullur Mandal, Guntur District at Sy. Nos. mentioned below.

SNo	Village	Survey Numbers	Area(Ac)
1	Ananthavaram	221	17.5

2	Ananthavaram	304	3.96
3	Ananthavaram	307	1.74
4	Ananthavaram	299	1.15
5	Ananthavaram	306	1.25
6	Ananthavaram	314	2.11
7	Ananthavaram	313	8.05
8	Ananthavaram	251	0.81
9	Ananthavaram	291	0.9
10	Ananthavaram	236	3.43
11	Ananthavaram	293	5.9
12	Ananthavaram	292	2.14
13	Ananthavaram	283	3.75
14	Ananthavaram	282	3.5
15	Ananthavaram	281	4.6
16	Ananthavaram	284	0.06
17	Ananthavaram	235	3
18	Ananthavaram	240	2.72
19	Ananthavaram	234	2.95
20	Ananthavaram	239	1.47
21	Ananthavaram	238	4.16
22	Ananthavaram	237	14.32
23	Ananthavaram	249	7.85
24	Ananthavaram	250	1.69
25	Ananthavaram	296	1.59
26	Ananthavaram	297	7.96
27	Ananthavaram	308	3.24
28	Ananthavaram	298	4.19
29	Ananthavaram	300	0.76
30	Ananthavaram	302	0.07
31	Ananthavaram	294	3.69
32	Ananthavaram	295	1.5
33	Ananthavaram	248	0.07
34	Ananthavaram	315	4.05
35	Ananthavaram	222	0.96
36	Ananthavaram	241	1.74
37	Ananthavaram	303	3.02
38	Ananthavaram	305	0.31
		Grand Total	**132.16**

Sd-
Commissioner
APCRDA